

AGENDA  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular meeting, Monday, June 5, 2006, 7:30 p.m. or upon completion  
of Inland Wetland Agency meeting  
Council Chambers, Audrey P. Beck, Municipal Building

Minutes:        5/15/06

Scheduled Business

7:40 p.m. Public Hearing:

Special permit application, proposed efficiency unit and fill activity,  
property of M. & V. Oliver, 521 Storrs Rd., file #1244 Report from  
Director of Planning

7:50 p.m. Public Hearing:

Application to amend the Zoning Regulations, Article X, Section D.5.o,  
parking requirements for retail and personal service uses, U.S.  
Properties, applicant, file #1245 Reports from Director of Planning,  
Assistant Town Engineer

8:00 p.m. Public Hearing:

- A. Application to rezone property on the northerly side of Dog  
Lane from RAR-90 to Planned Business-2, Mansfield  
Downtown Partnership/Storrs Center Alliance, LLC, applicant,  
file #1246
- B. Application to amend Articles VII and VIII of the Zoning  
Regulations, Mansfield Downtown Partnership/Storrs Center  
Alliance, LLC, applicant, file #1246-2 Report from Director of  
Planning

8:15 p.m. Public Hearing

- A. Special permit application, proposed commercial building  
and related site work on property on Dog Lane, Storrs  
Center Alliance, LLC, applicant, file #1246-3
- B. Subdivision application, proposed new lot on Dog Lane,  
Storrs Center Alliance, LLC, applicant, file #1246-4 Reports  
from Director of Planning, Assistant Town Engineer,  
Eastern Highlands Health District, Fire Marshal, Design

Review Panel, Mansfield Advisory Committee on the Needs  
of Persons with Disabilities

Other Old Business

1. Subdivision application, proposed new lot on Mt. Hope Road, F. Spakoski, applicant, C. Harakaly, owner – file #1247 Reports from Director of Planning, Assistant Town Engineer, Eastern Highlands Health District
2. Site modification request, proposed deck and increase in seating, Mansfield Restaurant Pizzeria & Pub, 466 Storrs Road, P. Gitsis, o/a, file #651-2 Reports from Director of Planning, Eastern Highlands Health District
3. Resubdivision Application, proposed revision of lots 29 and 33 in the Maplewoods Section 2 Subdivision, Maple Road/Max Felix Drive, into 3 lots, Depot Associates, o/a, file #974-3 (to be tabled: Public Hearing scheduled for 6/19/06).
4. Request to re-approve Hanks Hill Estates Section 5, PZC file #596-4. Memo from Director of Planning.
5. Sand & Gravel Special Permit renewals: Banis, Hall (to be tabled – Public Hearings scheduled for 6/19/06)
6. Discussion re: potential revisions to the zoning and subdivision regulations
7. Proposed PZC fee revisions (to be tabled – awaiting staff report)
8. Zoning Agent's Report
  - A. Monthly Activity
  - B. Enforcement Update
  - C. Other
9. Other

New Business

1. Wild Rose Estates, Section 1, request to release bond – memo from Zoning Agent - PZC file #111302
2. Mulwood East Subdivision, request to release bond – memo from Zoning Agent – PZC file #1225
3. Other

Reports from Officers and Committees

1. Chairman's Report
2. Regional Planning Commission

3. Regulatory Review Committee (next meetings tentatively scheduled for 2:00 p.m. on June 6<sup>th</sup> and 1:00 p.m. on June 14<sup>th</sup>).
4. Other

#### Communications & Bills

1. Notice of Department of Public Health – UConn Water Supply Plan
2. Acceptance notice of Natchaug, Fenton and Mt. Hope Rivers as D.E.P. Officially Designated State Greenways
3. Notice of June 14, 2006 ZBA public hearing
4. Spring 2006 CFPZA Quarterly Newsletter
5. Other